



**EAST MELBOURNE, VIC**  
201/280 Albert Street

**3** BED **2** BATH **2** CAR



**3 bedroom apartment plus study with Fitzroy garden views**

Melbourne's newest icon, The Eastbourne, is set to elevate the lifestyle of its residents.

Eastbourne offers exemplary living with a refreshing approach to providing genuinely considered and spacious living. The fortunate residents are surrounded by lush Fitzroy Gardens, and the CBD is only a 5-minute tram ride away.

Resident facilities are second-to-none ? see offerings below.

Apartment features:

? Spectacular views of Fitzroy Gardens

**\$1,800 per week**

**Contact:** Baden Lucas  
03 9645 1199  
0418 888 751

**Type:** Apartment

**Date Available:** 04/08/2020

**Leased Date:** 17/11/2020

**Bond:** \$10800

<https://www.resbymirvac.com>



LEVEL 2, 5

APT 2-01  
APT 5-01

LOCATION PLAN



CITY

FOR CONSTRUCTION DIMENSIONED PLAN  
APARTMENT  
3 BED 2 BATH + STUDY

- Iron Trafficable Roof
- Landscaping
- Privacy Screen - Opaque Glass Type 1
- Privacy Screen - Opaque Glass Type 2
- Privacy Screen - Transparent Louvre



SCALE 1:100 @ A3

THE  
EASTBOURNE

Please note that all the dimensions on plan are indicative only and provided for information only.

APPOINTMENT NOTICE

Once exact topographic data has been taken in preparing the interim dimensioned floorplan, the measurements and areas shown are approximate and are provided as a guide only and may change during construction completion. Please note any changes will be self-revising. Areas in this plan are indicative and intended as a guide only. This plan does not show additional features which may be added to the building system, (BMS, lift shaft and services). Bathroom ventilation services are not shown. The finishes and materials depend on the materials with any such plan should not be used to indicate the final position of these items. To construction contracts and the like. The construction documents made available to the applicant for sale of the lot or lots, or the documents including the plans, specifications, drawings and clauses are intended as a guide only and do not to be relied on as a representation of the final product. The developer has provided for the specific purpose of enabling the purchaser to commence consideration of their interior design process and for no other reason. In considering their interior design process, purchasers should take into account the floor plan and the fact that changes may be made to the dimensions and measurements prior to settlement. Mutual and to related body corporate, and their employees and agents are not responsible for the accuracy of the interim dimensioned floorplan as against the final floorplan or for any action taken in reliance on the interim floorplan by the purchaser.

16/01/15

For Further enquiries  
call 03 9645 9400 or visit  
[theeastbourne.mirvac.com](http://theeastbourne.mirvac.com)



Plans shown are only indicative of layout. Dimensions are approximate.

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